

WATER CONSERVATION STANDARDS  
FOR THE  
NEW ADDITION TO OAKTREE OFFICE PARK & AIRTIGHT SELF-STORAGE

October 6, 2005

This document outlines the measures and standards to be implemented at the site of the New Addition to Oaktree Office Park & Airtight Self Storage in the effort to conserve water and reduce water use. By the countersigning of an authorized representative below. The Jeanette Brady Descendants Trust (Developer / Building Owner Leasee Under Long-term Land Use) agree to honor the following water conserving guidelines, standards, and measures:

1. The Jeanette Brady Descendants Trust agrees to endorse "Water Smart Landscaping" to include measures to minimize irrigated turf areas to use drought tolerant plant material in landscaping enhancements and periodic replacements of plant materials and to use landscaping materials requiring low water consumption for survival.
2. The Jeanette Brady Descendants Trust agrees to not install irrigation systems to support any pre-existing vegetation located on the property.
3. The Jeanette Brady Descendants Trust agrees to install a water-conserving irrigation system, such as a drip system, should an irrigation system(s) be installed on the site.
4. The Jeanette Brady Descendants Trust agrees to honor and support the efforts of the James City County Service Authority during periods of water crisis. Water restricted use periods and droughts.
5. The Jeanette Brady Descendants Trust agrees to only withdrawing water for irrigation from the Aquia or Upper Potomac Aquifers should ground water be needed for irrigation.
6. Non-Residential Guidelines: Water Efficient Landscaping. No more than thirty percent of a lot area should be allowed turf irrigation, should an irrigation system(s) be installed on the site. Wherever possible, existing trees and vegetation should be retained. Trees located in turf areas should be mulched. Irrigation Systems. Irrigation systems must include a rain sensor installed at the time of installation. Should an irrigation system(s) be installed on the site. Indoor Appliances. All builder-installed hot water heaters, washing machines and dishwashers should be water efficient models. Where appropriate, point of use and /or centrally located small-volume hot water heaters should be used.
7. Any irrigation there is, comes from our private well.

Being in support and agreement of these  
WATER CONSERVATION STANDARDS

Jeanette Brady Trustee  
(Print Name & Title)

Acknowledgement:  
For the James City Service Authority

By: Jeanette Brady (SEAL)  
(Signature)  
For the Jeanette Brady Descendants Trust

Larry M. Foster (SEAL)  
General Manager  
James City Service Authority